

State Fair/ Ag Society Comparison

Comparisons by: *Entity, Facilities/Site, Financial Operations, and Ramifications of Potential Relocation*

	STATE FAIR	AG SOCIETY
ENTITY		
Type of entity	Private non-profit corporation established by state statute	Agricultural Society formed under the Nebraska Agricultural Society Act. Also a Nebraska nonprofit corporation.
Structure of entity/form of governance	Board of Directors	The Lancaster County Agricultural Society is a political subdivision as well as a Nebraska nonprofit corporation pursuant to the Nebraska Agricultural Society Act and is governed by publicly elected Board of Directors.
Number of Board Members	13	9
How is Board elected/appointed? Terms	<ol style="list-style-type: none"> Seven members nominated and selected by county fair districts Four members appointed by the Governor (two from the business community of the city of Lincoln, one from the business community of the city of Omaha, and one from the business community of the state at large) Two ex-officio members (Chancellor of the University and the chairperson of the Nebraska Arts Council or their designees) 	The Board of Directors of LCAS are elected by the registered voters of Lancaster County to serve a term of 3 years.
Mission/state purpose	<p>State statutes provide:</p> <ol style="list-style-type: none"> Section 2-101(a) provides that the purpose of the Nebraska State Fair Board is “deliberating and consulting as to the wants, prospects, and conditions of the agricultural, horticultural, industrial, mechanical and other interests throughout the state, as well as those interests in the encouragement and perpetuation of the arts, skilled crafts and sciences.” Section 2-101©) requires that the State Fair be held at or near the city of Lincoln, in Lancaster county, under the direction and supervision of the Nebraska State Fair Board, “upon the site and tract of land selected and now owned by the state for that purpose and known as the State Fairgrounds.” 	The Lancaster County Agricultural Society operates the Lancaster County Fair, as well as the Lancaster Event Center located on the Lancaster County Fairgrounds.

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Oversight by other governmental entities	State of Nebraska	
Budget oversight	State of Nebraska	The LCAS Board is primarily responsible for the Annual Budget of the Ag. Society. The LCAS budget is subject to annual review, audit and approval by the Lancaster County Board of Commissioners.
Funding oversight	State of Nebraska	The Lancaster County Board may, pursuant to state law, levy a tax for paying premiums and for permanent improvements for the County Fair, as well as for purchasing necessary fair supplies, advertising and the paying of necessary labor in connection therewith. (General Levy) In addition, the Lancaster County Board may levy a tax for the purposes of acquiring an interest in real estate to comprise the County Fairgrounds and for the purposes of capital construction on and renovation, repair, improvement and maintenance of the County Fairgrounds. (Capital Improvement Levy)
New improvements oversight	State of Nebraska	LCAS Board of Directors is solely responsible for all improvements located on the Lancaster County Fairgrounds, including the Lancaster Event Center.
Zoning oversight	None	None
Employees		
Full-time	25 full time	7 Full-Time Employees
Part-time	75 permanent part-time 550 seasonal part-time	10 to 13 Part-Time Employees
Total payroll	\$2,152,000	Annual payroll was \$318,134.00 for calendar year 2005

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FACILITIES / SITE		
Size of existing site	250 acres	167 Acres
Ownership	State of Nebraska	Lancaster County Agricultural Society
Location	State Fair Park adjacent to downtown Lincoln and the University of Nebraska campus	84th and Havelock Avenue, Lincoln, Nebraska
Zoning	Public use/commercial	Public use/agriculture
Transportation infrastructure	Adjacent on two sides of site to the new Antelope Valley roadway system with several major access points; 1 mile from Interstate 80 and 10 minutes from downtown Lincoln	Lancaster Event Center and Lancaster County Fairgrounds located at 84th Street and Havelock Avenue, approximately 5 miles from Interstate 80
Flood plain designations, effect	60% & 65% fill ratio	Fill Permit No. FP030035 allows 57,900 cubic yards although draft Memorandum of Understanding (MOU) would eliminate 45,800 cubic yards, along with compensatory storage of 10,600 cubic yards and “no net rise in the floodplain or floodway.” MOU also calls for the preservation of green space at a ratio of 2:1, meaning elimination of 2.9 acres of land within the floodplain shall be compensated for with 5.8 acres of preserved open space.
Effect on new improvements/ capacity	No effect on any improvements contemplated by master plan studies	See attached Flood Plain map.

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General description of existing improvements (facilities)	1 million sq. feet - 50% agriculture related; 50% exhibition space	<p>Lancaster Event Center:</p> <ul style="list-style-type: none"> *Contains 210,000 square feet in the multi-purpose building, two pavilions and an exhibition building. *Is currently the largest agricultural exhibition building in the state of Nebraska. *Is the home of many local and regional events. *Is in use 50 weekends during the year with many weekends hosting two or more events simultaneously. *Was built in 2000 for a total cost of \$13,280,093. The cost of construction was paid in part by \$5,000,000 in revenue bonds. The remaining balance on the bonded indebtedness as of December 31, 2005 was \$2,780,000. Real estate taxes from Lancaster County are used to pay off the revenue bonds. On a home having a value of \$100,000, the portion of real estate taxes used to pay the Lancaster Event Center bond is \$4.22 per year. *Bonds will be paid in full on December 15, 2010. *Spent in excess of \$1,000,000 in community improvements, including water and sewer extensions in connection with the initial construction. These improvements also provide benefit to neighboring properties. *Uses dollars generated from facility rentals, concessions and the campsite fees for ongoing LEC maintenance and to cover part of the costs of the Lancaster County Fair. *Is equipped with a state-of-the-art geothermal heating and air conditioning system that uses 105 wells located under the north parking lot to create low cost heating and cooling. This system now provides a 40% savings in energy costs over conventional systems. *Recycles waste from agricultural events for fertilization of Ag Society growing fields to reduce operational costs and to minimize waste being transported to the land fill.
Specialized improvements, use	Thoroughbred race track, auto race track, hockey arena facility, many historic buildings	–
Parking capacity, paved/unpaved	10,000 – 15,000, 50% paved – 50% unpaved	Approximately 500 paved and striped spaces - additional paved and unpaved capacity can likely double or triple this amount
Value of existing improvements	\$55 million plus infrastructure	In the year 2000, cost of construction-\$13,280,000; Current Market Value- <i>Unknown</i> .

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New improvements requests	<p>No adopted master plan in place. Long term consideration stated for the addition of an exhibition facility upwards of 250,000 sq. ft.; potential for elimination of some existing structures to add surface parking on the State Fair Park grounds.</p> <p>Mention made of potential reconstruction of horse racing track to lengthen the facility from 5/8th of a mile to a full mile; and potential replacement of existing grandstand with a 100,000 sq. ft. facility.</p>	<p>Planned Phase II improvements, with estimated cost of construction of 15 to 20 million dollars, include:</p> <p>*Construction of Pavilion #3 adjacent to the small animal exhibition building. This building is proposed with 80,000 square feet of interior space and can be used for 400 animal stalls. The combined 1,200 stalls of LEC will allow LEC to meet the space requirements of national livestock shows, an integral part of the LEC marketing strategy.</p> <p>*Construction of an arena for rodeo and other ag-related events. 2,000 permanent seats are proposed. This arena is designed to meet the requirements of multiple livestock associations making LEC eligible for hosting major livestock events.</p> <p>*Construction of 683 parking stalls west of the arena in the area now used for the County Fair. This paved area will serve the dual purpose of parking available for arena activities and provide a surfaced area for County Fair events.</p> <p>*Construction of 604 additional parking stalls east of the pavilion, and striping for approximately 400 stalls. This parking will provide our vendors and patrons paved parking within a short walking distance from the three pavilions and the arena.</p> <p>*Construction of a roof above the <i>Amy Countryman</i> Arena located east of Pavilion #1 will provide a covered outdoor arena that will also serve as a staging area for participants during the larger livestock shows.</p>
Short term/purpose	Implement the facility and program improvements within budgetary and operational restraints; enhance and grow the event base; enhance the experience for State Fair Park patrons; create further partnerships, ventures and relationships consistent with legislative mandate.	The short and long term purpose of the Lancaster Event Center, including Phase II, is to provide a nationally recognized livestock exposition center, while at the same time providing the City of Lincoln, Lancaster County and the region with modern and efficient exposition facilities.
Long term/purpose	Consolidation of agricultural buildings; replacement of Grandstand facility; continuation of Master Plan and phased improvements to State Fair Park; create closure with public/private partnerships and relationships as mandated by statutes.	Serve as a regional and national exhibition center, notably for horse shows.
Source of financing for new improvements	Private, SFP Foundation, State of Nebraska	General Revenue Bonds
Guarantors of financing for new improvements	State Fair Park	Lancaster County, Nebraska

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FINANCIAL OPERATIONS (excluding depreciation)		
Budget	\$10,583,000	See attached 2005 Financial Statements.
2005 profit/loss	\$1,383,042 profit (un-audited)	
Current debt	None	As of December 31, 2005, the remaining bonded indebtedness for the Lancaster County Agricultural Society was \$2,780,000. See Financial Statements regarding debt.
Sources of income/amount/profit (loss)		See Combined Schedule of Revenues and Expenditures-Budget and Actual.
Fair operations	\$151,661 profit (un-audited)	\$51,926.00
Long term leases	\$90,000 (Lincoln Stars)	
Short term leases	\$452,718 various events (gross income)	
Horse racing	\$765,195 profit (un-audited)	
Sign/advertising revenues	\$175,000 - \$200,000 sponsorships	
Foundation	\$142,000 assets	Lancaster Agricultural Society has been designated as a tax exempt organization under Section 501(c)(3) of the Internal Revenue Code.
Event Center Income		\$855,025.00
Existing public funding sources/amounts		
City	\$200,000 (with participation by county)	0
County	Voluntary participation in city's commitment	0
Property tax levy	State Fair Board has no levy authority	General County Fair \$176,179.00 Capital Improvements \$124,917.00 Bond Retirement \$657,279.00
State	\$2,000,000 (Lottery proceeds)	0

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RAMIFICATIONS OF POTENTIAL RELOCATION		
Size of property needed	250 – 300 acres	167 Acres
Fit on other's existing site?	Event Center on SFP – yes State Fair on Lancaster Event Center – no	The Lancaster Event Center and Lancaster County Fairgrounds will not fit on the State Fair Park.
Size and type of improvements needed	Replacement of all State Fair building functions and improvements, thoroughbred racetrack and Grandstand, approximately 750,000 to 1,000,000 square feet of building and other improvements	Lancaster Event Center Phase I and Phase II
Suitability of existing facilities for other's operations	Lancaster County Fair would fit well within our grounds because of its limited size. State Fair could not operate at Lancaster Event Center because of its limited size. Some existing building improvements could be reutilized.	Suitable if used in conjunction with newly constructed and adjoining State Fair Grounds.
Host site willingness for other operation to relocate on their site	Yes	Pending
Cost of replacement facilities	\$75 million - \$100 million, excluding land	\$35,000,000.00
Source of relocation funding	Governmental funding?	Unknown
Disposal of old site/sale proceeds	Property owned by the State of Nebraska and managed by the State Fair Board. Vacated State property typically reverts to the State for disposal per established protocol. Other State agencies usually are given first priority in acquiring such property.	As it relates to the Agricultural Society, disposition of Lancaster County Fairgrounds is not permitted without acquisition of replacement fairgrounds. Any conveyance or lease greater than 90 days in not only subject to approval by LCAS Board of Directors but also the Lancaster County Board of Commissioners pursuant to the JPA Facilities Agreement dated November 9, 2000.

	STATE FAIR	AG SOCIETY
EXHIBITS		
Maps, existing site plans, aerial photos, flood maps		
New improvement plans		
2005 financials, projected budgets		

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